



City of Loma Linda Official Report

Floyd Petersen, Mayor
Stan Brauer, Mayor pro tempore
Robert Christman, Councilmember
Robert Ziprick, Councilmember
Charles Umeda, Councilmember

COUNCIL AGENDA: June 13, 2006
TO: City Council
VIA: Dennis R. Halloway, City Manager 
FROM: Deborah Woldruff, AICP, Community Development Director

SUBJECT: GENERAL PLAN UPDATE PROJECT – The project is a comprehensive update to the City's General Plan document (text and maps) that will set policy and guide the City's development over the next twenty years. Areas directly affected by the update project include all properties located within the City's corporate limits, and properties within the City's Sphere of Influence in the County unincorporated areas generally east and south of the City limits to the Redlands City limits and Riverside County Line.

RECOMMENDATION

The recommendation is for the City Council to take the following actions:

1. Adopt Council Bill R-2005-55 (Attachment 1) for the General Plan Update Project Program Environmental Impact Report, which:
 - a. Adopts and Approves the Findings for Statements of Overriding Considerations (pursuant to CEQA Guidelines Sections 15043, 15091, 15092, and 15093) for the significant unavoidable adverse impacts related to Air Quality, Loss of Open Space, Biological Resources, Water Supply, and Traffic and Circulation that would result from implementation of the General Plan (June 2006);
 - b. Approve and Certify the Final Program Environmental Impact Report (FEIR), which includes the Draft EIR, Response to Comments, and Mitigation Monitoring Program based on the Findings; and,
2. Adopt Council Bill R2005-57 (Attachment 2) which approves and adopts all Elements of the General Plan (June 2006), as follows:
 - a. Introduction To the General Plan Elements (Element 1.0)
 - b. Land Use Element (Element 2.0)
 - c. Community Design Element (Element 3.0)
 - d. Economic Development Element (Element 4.0)
 - e. Housing Element (Element 5.0)
 - f. Transportation And Circulation Element (Element 6.0)

- g. Noise Element (Element 7.0)
- h. Public Services And Facilities Element (Element 8.0)
- i. Conservation And Open Space Element (Element 9.0)
- j. Public Health And Safety Element (Element 10.0)
- k. Growth Management Element (Element 11.0)
- l. General Plan Implementation Programs Element (Element 12.0)

Copies of the Findings of Fact for the Loma Linda General Plan and Related Actions (June 13, 2006), Statement of Overriding Considerations for the Loma Linda General Plan and Related Actions (June 13, 2006), and Draft Final General Plan (June 2006) are included as attachments to this Staff Report.

BACKGROUND

On May 23, 2006, staff requested a continuance to the June 13, 2006 meeting. Staff and the consultant, Lloyd Zola had discovered some inconsistencies in the Geographic Information System (GIS) files that needed to be tracked down and corrected to ensure the accuracy of the Draft General Plan (June 2006) maps and tables and in particular, the tables containing the final build out numbers.

Additional background information on the General Plan Update Project is available in the City Council and Planning Commission Staff Reports that were previously distributed.

ANALYSIS

The City Council has been in public hearings on the General Plan Update Project since October 12, 2004. During the 27 meetings and public hearings, the Council has made many changes that are reflected in the Draft General Plan (June 2006). Staff and the consultant, Lloyd Zola will present to the City Council an overview of the changes to the maps and text. The following is a brief summary of the changes that have been made to the document.

- Special Planning Areas (SPA) – The Mixed Use designation was reworked and renamed as Special Planning Areas A through I. Later in the City Council review process, SPAs G and J were eliminated and replaced with Business Park, Commercial, Medium High Density Residential (9.1 to 13 du/ac), and High Density Residential (13.1 to 20 du/ac) designations. Adjustments were made to the boundaries of SPA I to include the vacant land south of the Civic Center, and the text of SPAs A, B and C were revised at the request of the Loma Linda University Foundation.
- Properties Redesignated – the City Council approved changes to the land use designations on properties located on the northwest and southwest corner of Barton Road and University Avenue/Oakwood Drive from Office and Low Density Residential (2.1 to 5 du/ac) to Medium High Density Residential (9.1 to 13 du/ac). In addition, the City Council approved changes to the land use designation on the east and west side of Poplar Street between Van Leuven Street and the San Timoteo Creek Channel. The Redevelopment Agency had requested a change from Medium Density Residential 5.1 to 9 du/ac) to High Density Residential (13.1 to 20 du/ac) to accommodate affordable housing projects.

- South Hills Area – The South Hills has long been an area of concern to the City Council and local residents. The Draft General Plan (June 2006) has been changed to reflect the results of the March 12, 2006 Workshop and ongoing revisions to the South Hills Designation. Of note is the inclusion of a Growth Management Element that incorporates many of the provisions from the South Hills Designation and Conservation and Open Space and Public Health and Safety Elements.

Included with this Staff Report are copies of additional traffic studies that LSA Associates prepared earlier this year; responses to comments on the Draft Program EIR that were received after the close of the comment period; and, some additional letters of comment on the Draft General Plan (October 2005). These documents will be further discussed at the June 13th City Council Meeting.

ENVIRONMENTAL

The General Plan Update Project is subject to the California Environmental Quality Act (CEQA) and a Draft Program Environmental Impact Report (DEIR) (March 22, 2004) was prepared to evaluate the potential impacts of the project. The DEIR and Draft Responses to Comments that were received during the 45-day mandatory public review period were reviewed by the City Council on October 12, 2004. Due to significant unavoidable adverse impacts related to Air Quality, Loss of Open Space, Biological Resources, Water Supply, and Traffic and Circulation that would result from implementation of the General Plan, Findings for Statements of Overriding Considerations have been prepared for the City Council's consideration (pursuant to CEQA Guidelines Sections 15043, 15091, 15092, and 15093).

The project is also subject to the Regional Congestion Management Plan (CMP) and Traffic Impact Analysis (TIA) was prepared to address the CMP requirements. The Council completed its review of the CMP TIA (May 13, 2004) and certified the document at the meeting on October 11, 2005.

FINANCIAL IMPACT

Other than the costs associated with the preparation of the Draft General Plan and related environmental documents, the financial impacts of the General Plan Update are unknown at this time.

ATTACHMENTS

1. Council Bill R-2005-55 – Certification of the Final Program Environmental Impact Report
Exhibits:
 - A. Final Program Environmental Impact Report (Draft EIR, Response to Comments, and Mitigation Monitoring Program) - CD
 - B. Findings of Fact for the Loma Linda General Plan and Related Actions (June 13, 2006)
 - C. Statement of Overriding Considerations for the Loma Linda General Plan and Related Actions (June 13, 2006)
2. Council Bill R-2005-57 – Adopting all Elements of the General Plan (June 2006)
Exhibits:

- A. Draft Final General Plan (June 2006)
 - B. Existing Setting Report (June 5, 2002) – CD
3. LSA Associates Focused Traffic Studies
- Exhibits:
- A. Supplemental Operational Analysis of the General Plan Intersections (January 18, 2006)
 - B. Revised Existing Level of Service Analysis (February 7, 2006)
4. Responses to Comments on the Loma Linda General Plan Update Final Program EIR Received After the Public Comment Period on the Draft EIR
- Exhibits:
- A. Letter A – Dr. Timothy P. Krantz, San Bernardino Valley Audubon Society (June 27, 2005)
 - B. Letter B – Lisa Belenky, Center for Biological Diversity (June 6, 2005)
 - C. Letter C – Kathy Glendrange, DVM, JD, Save Loma Linda (November 8, 2005)
 - D. Letter D – Raymond W. Johnson, Johnson & Sedlack on behalf of Save Loma Linda (April 18, 2006)
5. Correspondence on the Draft General Plan (October 2005 and June 2006) Received from November 2005 through June 2006
- Exhibits:
- A. Kathy Glendrange, DVM, JD, Save Loma Linda (November 8, 2005)
 - B. Joseph S.C. Bonadiman, P.E., Joseph E. Bonadiman & Associates (March 31, 2006)

PREVIOUSLY DISTRIBUTED DOCUMENTS

- 1. Draft General Plan (October 2004); Draft Land Use Element (April 2005); Draft Hillside Conservation Designation (Revised June 1, 2005); Draft South Hills Designation (October 25, 2005); and, Draft Final General Plan (October 2005)
- 2. Draft Existing Setting Report (June 5, 2002)
- 3. Draft Program Environmental Impact Report (March 22, 2004)
- 4. Traffic Impact Analysis (May 13, 2004) (CMP document); and, Revised Trip Generation Analysis Report (October 4, 2005);
- 5. Draft Final Program Environmental Impact Report (Response to Comments, Mitigation Monitoring Report) (June 21, 2004); and, Comment Letters (CBD, SBVAS, and Rutan & Tucker) and City's Responses
- 6. City Council Staff Reports (October 12, 2004; November 16, 2004; December 7, 2004; December 14, 2004; January 11, 2005; February 1, 2005; February 8, 2005; February 22, 2005; March 8, 2005; April 12, 2005; April 26, 2005; May 17, 2005; June 7, 2005, June 28, 2005; July 26, 2005; August 16, 2005; October 11, 2005; October 25, 2005; November 8, 2005; November 15, 2005, December 6, 2005, January 10, 2006, January 24, 2006, February 28, 2006, April 18, 2006, and May 23, 2006)
- 7. Planning Commission Staff Reports (April 6, 2005)